REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: October 15, 2020

CAO File No. 0220-05762-0002
Council File No. 20-0941
20-1008
Council District: 1,2,3,4,6,8,9, 10, 12,13,14,15

To: The City Council

From: Richard H. Llewellyn, Jr., City Administrative Officer

Reference: State Homekey NOFA

Subject: Report Back on State of California Department of Housing and Community Development Homekey Program Notice of Funding Availability and Recommendations to Acquire 10 Homekey Properties

SUMMARY

This report outlines recommendations related to the State of California Department of Housing and Community Development (state) Homekey Program (Homekey) Notice of Funding Availability (NOFA), including funding awarded and/or reserved for the City of Los Angeles (City) and the Housing Authority of the City of Los Angeles (HACLA), and the necessary recommendations to close on all approved acquisitions by December 30, 2020.

The City applied, with HACLA as the lead applicant, for a state Homekey Program match of $133,444,175 to acquire 16 properties with 842 units and $11,791,500 in operating subsidies. To date, the City and HACLA have secured $$108,241,772 acquisition awards or reservations for 14 properties and $10,029,000 in operating subsidies. One (1) property had to be removed from consideration due to appraisal issues. The remaining property is on the state's waitlist. The City and HACLA plan to acquire a total of 15 properties that will house the Homelessness Roadmap target population: persons experiencing homelessness residing within 500 feet of a freeway overpass, underpass or ramp; those who are 65 years of age or older, and those who are otherwise vulnerable to COVID-19. The state has urged HACLA and the City to close on the acquisitions as soon as possible. Based on the HACLA's due diligence schedule, we expect that all state funded properties will close no later than December 9, 2020. The City Administrative Officer (CAO) issued a Request for Proposals (RFP) on September 28, 2020 to select qualified owner/operators for the City-controlled sites. The CAO will report back on the results of the RFP in November.

In addition, this report recommends up to $20 million to allow the Volunteers of America Los Angeles (VOALA) to purchase a site in Council District 9 that will provide up to 400 beds, once the

rehabilitation is completed.

RECOMMENDATIONS

That the City Council, subject to approval by the Mayor:

1. DETERMINE that this project/the purchase of the properties listed in Attachment 1, are statutorily exempt under the Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in the California Environmental Quality Act Guideline section 15269(c) Health & Safety Code section 50675.1.2 (AB 83) applicable to any project funded from the 2020 Budget Act or any related acts, including the Coronavirus Relief Fund by the federal CARES Act, with funds disbursed in accordance with the Multifamily Housing Program for the acquisition of motels and hotels to be used as Homekey Program shelters; as set forth in the Notice of Exemption, attached to this Council file;

2. AUTHORIZE the purchase of the properties listed in Attachment 1 by the Housing Authority of the City of Los Angeles on behalf of the City of Los Angeles;

3. APPPROPRIATE up to $42 million of the $150 million reserved for successful Homekey Program applications to the COVID-19 Federal Relief Fund No. 63M, Department 10, Account No.10 TXXX, Matching Funds for Homekey Program Applications to purchase the properties on Attachment 1, contingent on final appraisals, and for the cost for real estate and property management services provided by the Housing Authority of the City of Los Angeles;

4. AUTHORIZE the Controller to wire the funds, outlined below as properties are scheduled to close escrow, directly to the Commonwealth Land Title Company, 888 South Figueroa Street, Suite 2100, Los Angeles, CA 90017;

#	Site	CD	Units	City Match	Estimated Closing Costs	Total Estimated Cost to the City
1	Solaire Hotel	1	91	$4,238,814	$4,350	$4,243,164
2	Howard Johnson	3	75	$4,532,777	$169,350	$4,702,127
3	Econo Motor Inn	6	59	$2,135,002	$110,050	$2,245,052
4	Panorama Inn	6	51	$2,602,083	$102,800	$2,704,883
5	EC Motel	8	31	$1,013,635	$3,225	$1,016,860
6	Best Inn	10	23	$744,957	$2,725	$747,682

7	Travelodge*	12	76	$15,808,000	$4,350	$15,812,350
8	The Nest	13	41	$1,435,783	$3,350	$1,439,133
9	Titta's Inn	14	49	$1,689,344	$3,350	$1,692,694
10	Travelodge	15	40	$2,756,574	$3,350	$2,759,924
	Total		**536**	**$36,956,969**	**$406,900**	**$37,363,869**

5. AUTHORIZE the City Administrative Officer or designee, to negotiate and execute escrow documents, covenant/regulatory agreements, and any other documents necessary to implement the Homekey Program purchases listed in Recommendation 4 subject to the approval of the City Attorney as to form;

6. ADOPT the authorizing resolutions, Attachment 2 of this report, as required by the State of California Department of Housing and Community Development to purchase the 10 Project Homekey Program sites;

7. AUTHORIZE the City Administrative Office or designee to accept Homekey awards and execute the State of California Department of Housing and Community Development Standard Agreements for these awards;

8. AUTHORIZE the Controller to:

    a. Establish a new Special Fund entitled, "State Homekey Program Operating Subsidy," within Department No. 10, to receive and disburse the State Homekey operating subsidy to support interim operating and service costs at Homekey sites;
    b. Create appropriation accounts, account numbers to be determined; and
    c. Upon receipt of State funds, increase the appropriation within the newly created Special Fund.

9. AUTHORIZE the payment of up to $4.5 million to the Housing Authority of the City of Los Angeles (HACLA) for Homekey grant, property management and real estate services related for the acquisition of the Homekey properties as outlined in the executed Professional Services Agreement between HACLA and the City;

10. APPROVE up to $22 million in Emergency Solutions Grants (ESG) – COVID for operations costs, including services, for the first two (2) years of operation, December 1, 2020 – June 30, 2022;

11. DIRECT the General Manager of the Housing and Community Investment Department (HCID) or designee, to develop the Emergency Solutions Grants (ESG) – COVID Consolidated Plan amendment and post for public comment immediately following the approval of this report;

12. INSTRUCT the General Manager of the Housing and Community Investment Department (HCID) or designee, to amend the necessary contract with the Los Angeles Homeless Services Authority for the Emergency Solutions Grants (ESG) – COVID for Homekey sites operations;

13. APPROVE the allocation of up to $20 million, pending final appraisal and close of escrow of by December 30, 2020, to the Volunteers of America Los Angeles to purchase the site at 6800 Avalon Blvd, Los Angeles, California 90003-1922;

14. APPPROPRIATE up to $20 million of the $150 million reserved for successful Homekey Program applications to the COVID-19 Federal Relief Fund No. 63M, Department 10, Account No. 10TXXX, Matching Funding for Homekey Program Application to purchase the property at 6800 Avalon Blvd, Los Angeles, California 90003-1922, contingent on the final appraisal and close of escrow by December 30, 2020;

15. AUTHORIZE the Controller to wire up to $20 million at close of escrow, directly to the Volunteers of America Los Angeles escrow company for the purchase of the property at 6800 Avalon Blvd, Los Angeles, California 90003-1922;

16. REQUEST that the City Attorney work with the City Administrative Officer to determine appropriate service repayment loan and/or other documents to record on the property at 6800 Avalon Blvd, Los Angeles, California 90003-1922, at close of escrow;

17. AUTHORIZE the City Administrative Officer to enter into any necessary agreements with the Volunteers of America Los Angeles to effectuate the transfer of up to $20 million for the purchase of the site at 6800 Avalon Blvd, Los Angeles, California 9003-1922;

18. AUTHORIZE the Office of the City Administrative Officer to amend its contract with the Los Angeles County Department of Health Services (DHS) for real estate services to monitor alterations at Project Homekey sites;

19. REQUEST that the Los Angeles Homeless Service Authority (LAHSA) transfer ESG-CV funds in the amount of $117,500.00 to the City Administrative Officer to fund these activities through the Los Angeles Department of Health Services (DHS);

20. INSTRUCT the City Administrative Officer to enter into a Memorandum of Understanding with Los Angeles Homeless Services Authority on the use and disbursement of these funds; and

21. AUTHORIZE the City Administrative Officer to prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this report, consistent with the Mayor and Council action in this matter, and authorize the Controller to implement these instructions.

BACKGROUND

On July 16, 2020, the State of California Department of Housing and Community Development issued a Notice of Funding Availability Homekey Program for approximately $600 million of grant funding, $550 million from the state's direct allocation of the federal Coronavirus Aid Relief Funds (CRF) for acquisition and $50 million state's General Fund to provide initial operating subsidies, to expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19. Of the $550 million for acquisition match, the state set-aside $161.5 million as the allocation for the applications from the Los Angeles County Region. The Homekey Program provides up to $200,000 per unit for acquisition costs, with the first $100,000 not requiring a local match; the next $50,000 requiring a one-for-one match; and the last $50,000 requiring a two-for-one match. Therefore, any project needing the full $200,000 is required to demonstrate a local match equal to $150,000.

On August 13, 2020, the City, with the Housing Authority of the City of Los Angeles (HACLA) as the lead applicant, applied for $133,444,175 in state match for acquisition and $11,791,500 in operating subsidies for 16 properties with a total 842 units. Five (5) of these properties were designated as HACLA properties, which HACLA will own and operate and the remaining 11 were designated as City properties. One (1) of the City designated properties was removed from consideration due to appraisal issues, leaving a total of 15 properties for state consideration.

Homekey NOFA Results to Date

The state was oversubscribed in all regions for Homekey funding requests and added an additional $200 million in CRF dollars to meet the demand. HACLA and the City have been successful in securing match awards for acquisition for 12 properties and funding reservations for two (2) for a total of $108,241,772. The state has also awarded the City and HACLA $10,029,000 in operating subsidies for 12 properties: three (3) HACLA-designated; and nine (9) City designated properties. The remaining property is on the waitlist and may still receive a state match and an operating subsidy.

HACLA Real Estate Services

HACLA is conducting the due diligence on all of the properties. HACLA contractors and consultants have or are completing, title reports, and appraisals with the City's Department of General Services' (GSD) assistance, as well environmental assessments and physical needs assessments. HACLA is also working with Los Angeles Department of Building and Safety (LADBS) to ensure each property has the proper occupancy permits, meet minimum Americans with Disabilities Act (ADA) requirements and obtains the necessary alteration permits. HACLA is engaging an architect/engineer to develop the architectural renderings for the required life safety and accessibility alternations. This will facilitate the immediate efforts to conduct any necessary rehabilitation prior to occupancy to meet the Homekey requirement of substantial occupancy within 90 days after acquisition. HACLA will acquire the sites on behalf of the City and manage the sites until the City selects the owner/operator for each of the 10 sites.

This report recommends up to $4.5 million to cover the costs of the grant management, real estate services and property management services provided by HACLA through December 30, 2020, as outlined in the Professional Services Agreement between the City and HACLA.

Properties to be Acquired

The sites that HACLA is acquiring on the City's behalf are outlined in Table 1 below. Each property will be utilized for interim housing with the appropriate services provided for the Homelessness Roadmap target population. The respective Purchase and Sales Agreements for these properties include various contingencies, including due diligence receipt of Homekey financing, and Mayor and Council approval. The physical needs assessments have confirmed that all properties are in good condition.

Pursuant to the Homekey NOFA requirements, the properties are primarily vacant, with little rehabilitation requirements and could be readied for occupancy or substantially occupied (50%) in 90 days from the date of acquisition. Two (2) of these properties, the Solaire and Howard Johnson hotels are Project Roomkey sites and will remain occupied. Although the projects will as interim housing, there must be a connection through the Continuum of Care program that demonstrates a coordinated exit strategy for occupants.

As most of the appraisals are still being finalized, the CAO recommends that up to $37,683,868 be appropriated to acquire these properties.

Table 1 Proposed Sites for City Acquisition

#	Site	CD	Units	Asking Price	Homekey Match	City Match	Estimated Closing Costs	Total Cost to the City
1	Solaire Hotel	1	91	$18,000,000	$13,761,186	$4,238,814	$4,350	$4,243,164
2	Howard Johnson	3	75	$16,500,000	$11,967,223	$4,532,777	$169,350	$4,702,127
3	Econo Motor Inn	6	59	$10,620,000	$8,484,998	$2,135,002	$110,050	$2,245,052
4	Panorama Inn	6	51	$10,276,675	$7,674,492	$2,602,083	$102,800	$2,704,882
5	EC Motel	8	31	$5,325,000	$4,311,365	$1,013,635	$3,225	$1,016,860
6	Best Inn	10	23	$3,900,000	$3,155,043	$ 744,957	$2,725	$747,682
7	Travelodge*	12	76	$15,808,000	Waitlist	$15,808,000	$4,350	$15,812,350
8	The Nest	13	41	$7,200,000	$5,764,217	$1,435,783	$3,350	$1,439,133
9	Titta's Inn	14	49	$8,575,000	$6,885,656	$1,689,344	$3,350	$1,692,694
10	Travelodge	15	40	$9,275,000	$6,518,426	$2,756,574	$3,350	$2,759,924
	Total		**536**	**$105,479,675**	**$68,522,606**	**$36,956,969**	**$406,900**	**$37,683,868**

*Site is on the State waitlist for funding.

The average cost per unit is $196,790 for the purchase of these properties, with the state match the cost to the City is $70,306 per unit (excludes alternations and operating costs).

All 10 of the City-controlled properties are motels/hotels that will be operated as interim housing for up to five (5) years, a minimum of three (3) years, and then converted to permanent housing. On September 28, the City Administrative Officer (CAO) issued a Request for Proposal (RFP) to select owner/operators for these sites. The CAO will report back on the results of the RFP in November, including the specific rehabilitation and operating costs for each site.

HACLA will acquire all of the sites on behalf of the City and transfer ownership to the selected owner/operator. In order comply with state Homekey regulations, protect the City's investment, and ensure the sites are operated for the intended use, the City will require each owner/operator to sign a Promissory Note (Note) for the appraised value of the property, and record of a Deed of Trust and a Regulatory Agreement through escrow as part of the transfer of title to each Owner/operator. The Deed of Trust will secure amounts due under the Note, and authorize the exercise of remedies against the property for any breach of the Note or the Regulatory Agreement including a Regulatory Agreement restricting use of the property to interim or permanent supportive/affordable housing for fifty-five (55) years of project operations, first for use as interim housing, and for the remainder of the term as interim or permanent/affordable housing, depending on agreed-upon plans for future use of the property between the Owner/operator and the City.

Sites to be Acquired by HACLA

HACLA is acquiring the five (5) properties outlined in Table 2 below. HACLA will cover the match, closing costs and rehabilitation for these sites.

Table 2 HACLA Sites

#	Site	CD	Units	Asking/Appraisal Price	Homekey Match	HACLA Match
1	NOHO Best Western	2	70	$21,000,000	$13,061,816	$7,938,184
2	Super 8 Canoga Park	3	52	$11,772,051	$8,257,350	$3,514,701
3	Martel	4	11	$4,475,000	$2,200,000	$2,275,000
4	Parthenia	6	41	$16,400,000	$8,200,000	$8,200,000
5	Orchid Suites	13	40	$16,103,951	$8,000,000	$8,103,951
	Total			**$69,751,002**	**$39,719,166**	**$30,031,836**

Other than Martel and Parthenia, which are multi-family properties, the other properties are hotels/motels. HACLA plans to convert the hotels into permanent units within 12 months and use project-based vouchers to support the sites' operations. The Super 8 Canoga Park will remain as interim housing for up to 18-24 months. The tenants for all of these sites will be the Homelessness Roadmap target population.

Services and Operating Costs
The selected owner/operator will be responsible for operating an interim housing program at the awarded site(s) for a minimum of three (3) years, with a maximum of five (5) years. These services may be provided by the selected owner/operator directly or through partners or subcontractors. The City will provide services and operating funding for a maximum of five (5) years. The City expects the total cost of interim housing program client services and building operations to range between $55 and $85 per room per day. The City has received an operating subsidy match for nine (9) of the properties.

The Selected owner/operator will ascribe to the principles of Housing First, Trauma-Informed Care, and Harm Reduction, all evidence-based approaches to effectively serve the homeless population in these properties. This report recommends reserving up to $22 million in Emergency Solutions Grant - COVID funds be reserved to cover the estimated operations costs not covered by the state for the first two (2) years of operations (through June 30, 2022) for these 10 sites, and the Super 8 Canoga Park site. The CAO will report on the recommended amount for each site in the owner/operator RFP report back.

Alterations and Improvements – Funding for Accessibility Life Safety Upgrades
The selected owner/operator will have to initiate the necessary life safety and accessibility alternations immediately. The City will provide funding for alterations with the $30 million ESG - COVID approved in the first Homekey report dated, August 7, 2020. The final estimates will be included in the owner/operator RFP report back.

At the time of ownership transfer, HACLA expects to provide permits for the property's change of use from transient occupancy to residential use as well as architectural renderings for the required accessibility alterations as proposed by the Los Angeles Building and Safety Department (LADBS). Each interim housing site must comply with the minimum accessibility standards as defined by California Building Code (CBC) Chapter 11A and 11B and the Americans with Disabilities Act, Title II: 10 percent of units will be equipped with mobility features; and. Four (4) percent of units will be equipped with communication features.

In addition, developments shall adhere to either the Uniform Federal Accessibility Standards (UFAS) standards, 24 C.F.R. Part 8, or HUD's modified version of the 2010 ADA Standards for Accessible Design (Alternative 2010 ADAS), HUD-2014-0042-0001, 79 F.R. 29671(5/27/14) (commonly referred to as "the Alternative Standards" or "HUD Deeming Memo"). Accessible units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project and be available in a sufficient range of sizes and amenities consistent with 24 CFR Section 8.26.

If the subject property is unoccupied at the time of purchase, the selected owner/operators will be required to complete alterations immediately, and not more than 90 days after acquisition. If the property is occupied as a Project Roomkey site, alterations must be completed within 90 days of acquisition as occupants transition to permanent housing, to ensure that occupants are not displaced as a result of the alterations.

Under the CAO's contract with the Los Angeles County Department of Health Services (DHS), Brilliant Corners has been able to provide real estate services for the City's interim housing sites. This report recommends that $117,500 from the $30 million ESG-COVID reserved for rehabilitation (Report, dated, 8/7/20) to allow Brilliant Corners to monitor the accessibility and life safety alternations at Homekey sites for compliance with the applicable standards and document completion according to approved plans.

Property in Council District 9
Council Motion (C.F. 20-1008 – Price- O'Farrell) directed the CAO to determine if the site at 6800 Avalon Blvd, Los Angeles, CA in Council District 9 is suitable for interim housing. Volunteers of America Los Angeles (VOALA) is leasing this site and rehabilitating it for interim housing. VOALA goal is to develop a multi-service service center, which includes beds and navigation, laundry, showers and medical services. Phase I of this project creating 98 beds has already been completed. VOALA received $1,742,400 in Proposition HHH Facilities funds for this purpose. The remaining phases will be completed in September 2021. At completion, the site is expected to have between 375-400 beds. We recommend funding VOALA to purchase the site, which would be more cost effective than continuing to lease the site. As such, we recommend that up to $20 million for the purchase and closing costs, contingent upon the final appraisal for the property. The VOALA is committed to closing on the purchase prior to December 30, 2020.

The CAO will work with the City Attorney to determine the appropriate documents to record against the property and whether a service repayment loan agreement is appropriate, to protect the City's investment. The CAO will report back on any necessary rehabilitation or operations funding needed for this site.

FISCAL IMPACT

There is no impact to the General Fund as a result of the recommendations in this report at this time. All of the recommendations in this report will be funded with CARES Act funding.

FINANCIAL POLICIES STATEMENT

The recommendations in this report comply with the City Financial Policies.

RHL/YC

Attachment 1: Homekey Properties to be Acquired
Attachment 2: Authorizing Resolutions for the Purchase of 10 Homekey Properties

ATTACHMENT 1 - PROJECT HOMEKEY LIST OF PROPERTIES

1. Best Inn
   4701 W. Adams Blvd.
   Los Angeles, CA
   90016

2. EC Motel
   3501 S. Western Ave.
   Los Angeles, CA
   90018

3. Econo Motor Inn
   8647 Sepulveda Blvd.
   Los Angeles, CA 91343

4. Howard Johnson
   7432 Reseda Blvd. Los
   Angeles, CA 91335

5. Panorama Motel
   8209 Sepulveda Blvd.
   Los Angeles, CA 91402

6. Hotel Solaire
   1710 7th St.
   Los Angeles, CA 90017

7. The Nest
   253 S. Hoover St.
   Los Angeles, CA 90004

8. Titta's Inn
   5333 Huntington Dr. N.
   Los Angeles, CA 90032

9. Travelodge (Normandie)
   18606 Normandie Ave.
   Los Angeles, CA 90248

10. Travelodge (Devonshire)
    21603 Devonshire St.
    Los Angeles, CA 91311

ATTACHMENT 2

City of Los Angeles Homekey Properties
Authorizing Resolutions

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Solaire Hotel
Address: 1710 7th Street, Los Angeles, CA 90017
Appraised Value: $18,000,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 1710 7th

Street in the City of Los Angeles (the "Property") for a purchase price of $18,000,000 (the "Purchase Price"), in order to provide 91 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Solaire Hotel for $18,000,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Howard Johnson
Address: 7432 Reseda Blvd, Los Angeles, CA 91335
Appraised Value: $16,500,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 7432

Reseda Blvd in the City of Los Angeles (the "Property") for a purchase price of $16,500,000 (the "Purchase Price"), in order to provide 75 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Howard Johnson for $16,500,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Econo Motor Inn
Address: 8647 Sepulveda Blvd, Los Angeles, CA 91343
Appraised Value: $10,620,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ("NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 8647

Sepulveda Blvd in the City of Los Angeles (the "Property") for a purchase price of $10,620,000 (the "Purchase Price"), in order to provide 59 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Econo Motor Inn for $10,620,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Panorama Motel
Address: 8209 Sepulveda Blvd, Los Angeles, CA 91402
Appraised Value: $10,276,675

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 8209

Sepulveda Blvd in the City of Los Angeles (the "Property") for a purchase price of $10,276,675 (the "Purchase Price"), in order to provide 51 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Panorama Motel for $10,276,675 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: EC Motel
Address: 3501 South Western Avenue, Los Angeles, CA 90018
Appraised Value: $5,325,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 3501 South

Western Avenue in the City of Los Angeles (the "Property") for a purchase price of $5,325,000 (the "Purchase Price"), in order to provide 31 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the EC Motel for $5,325,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Best Inn
Address: 4701 West Adams Blvd, Los Angeles, CA 90016
Appraised Value: $3,900,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 4701 West

Adams Blvd in the City of Los Angeles (the "Property") for a purchase price of $3,900,000 (the "Purchase Price"), in order to provide 23 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Best Inne Hotel for $3,900,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Travelodge
Address: 21603 Devonshire Street, Los Angeles, CA 91311
Appraised Value: $15,808,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 21603

Devonshire Street in the City of Los Angeles (the "Property") for a purchase price of $15,808,000 (the "Purchase Price"), in order to provide 76 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Travelodge for $15,808,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: The Nest
Address: 253 South Hoover Street, Los Angeles, CA 90017
Appraised Value: $7,200,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 253 South

Hoover Street in the City of Los Angeles (the "Property") for a purchase price of $7,200,000 (the "Purchase Price"), in order to provide 41 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of The Nest for $7,200,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Titta's Inn
Address: 5333 Huntington Drive North, Los Angeles, CA 90032
Appraised Value: $8,575,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 5333

Huntington Drive North in the City of Los Angeles (the "Property") for a purchase price of $8,575,000 (the "Purchase Price"), in order to provide 49 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of Titta's Inn for $8,575,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)

AUTHORIZING RESOLUTION

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LOS ANGELES AUTHORIZING THE ACQUISITION OF THE FOLLOWING REAL PROPERTY ASSET FOR FAIR MARKET VALUE AS DETERMINED BY AN APPRAISAL

Property Name: Travelodge
Address: 518606 Normandie Avenue, Los Angeles, CA 90248
Appraised Value: $9,275,000

WITH SUCH RESOLUTION CONTINGENT UPON GRANT FUNDING AWARD FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY PROGRAM OR AN EQUIVALENT SOURCE OF SUBSIDY IN THE AMOUNTS REQUESTED, AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL RELATED DOCUMENTS, CERTIFICATES AND AGREEMENTS TO EFFECTUATE THE ACQUISITION AND OPERATION OF THE PROPERTY, INCLUDING HCD STANDARD AGREEMENTS, AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Los Angeles (the "City"), a municipal corporation, applied for the State of California ("State") Department of Housing and Community Development ("HCD") Homekey Program ("Homekey") Notice of Funding Availability dated July 16, 2020 ('NOFA") with the Housing Authority of the City of Los Angeles ("HACLA") as the lead applicant; and

WHEREAS, HACLA is a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code (the "Act"), including the power to finance, acquire and manage property in the furtherance of providing affordable housing; and

WHEREAS, HCD is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved Standard Agreement ("Standard Agreement"), and all other legal requirements of Homekey; and

WHEREAS, Homekey was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 and it is the City's intention to administer the operations of this property accordingly; and

WHEREAS, the City, with HACLA as the lead applicant, submitted sixteen (16) applications in response to the NOFA for Homekey, which includes grant funds from the State pursuant to Health and Safety Code section 50675.1.1 (Assem. Bill No. 83 (2019-2020 Reg. Sess.), § 21.); and

WHEREAS, HACLA is acquiring this property on behalf of the City, located at 18606

Normandie Avenue in the City of Los Angeles (the "Property") for a purchase price of $9,275,000 (the "Purchase Price"), in order to provide 40 units of interim housing for households at risk of homelessness and especially vulnerable to impact by COVID-19 (the "Project"); and

WHEREAS, Property has appraised for the Purchase Price, and the Physical Needs Analysis does not show significant need for capital improvements in order to operate the Project; and

WHEREAS, HACLA will continue to conduct related due diligence for the Property and the City will provide funding for all closing, site preparation, and rehabilitation costs; and

WHEREAS, HACLA has the power and authority to sell or transfer property to instrumentalities if it finds it is in the public and corporate interest to do so; and

WHEREAS, HACLA has agreed to transfer the Property to the owner/operator selected by the City through a competitive Request for Proposals issued on September 28, 2020 ("RFP"); and

WHEREAS, the acquisition of the Property, and the Project discussed herein, meets all the applicable requirements set forth in Health and Safety Code section 50675.1.2 and is therefore statutorily exempt from review under the California Environmental Quality Act (Public Resources Code, §21000 et seq.) ("CEQA") pursuant to Health and Safety Code sections 50675.1.1 and 50675.1.2; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY AUTHORIZE AND APPROVE AS FOLLOWS:

1. The City Council of Los Angeles hereby approves the acquisition of the Travelodge for $9,275,000 and payment of all acquisition, site preparation and rehabilitation costs associated in order to further the City's response to addressing the COVID-19 public health crisis and the housing crisis in our City, and authorizes execution by the City Administrative Officer or designee, of any and all real estate related documents, contracts for service and financing, including but not limited to the HCD Standard Agreement upon award of Homekey funds and any other documents or certificates related thereto with such changes as approved by legal counsel in order to effectuate the purchase of the Property and operation of the Project;

2. That if the City's applications are awarded Homekey funds or an equivalent grant source, the City Administrative Officer or designee, is authorized and directed to accept such award and ensure that any funds awarded for capital acquisition expenditures are spent by December 30, 2020, and that any funds awarded for capitalized operating subsidies are spent by June 30, 2022 or within whatever statutory limits are required by the grantor; and

3. That if any or all of the City's applications for Homekey funding are approved, the City Administrative Officer or designee, is hereby authorized and directed to enter into, execute, and deliver one or more HCD Standard Agreements, and any and all other documents required or deemed necessary or appropriate to secure the Homekey

funds from HCD and participate in the program, and all amendments thereto (collectively, the "Homekey Documents"). Any and all activities, expenditures, information, and timelines represented in the Application will be enforceable through the HCD Standard Agreement and funds are to be used for the allowable expenditures and activities identified in the applicable HCD Standard Agreement.

This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES THIS X day of October, 2020, by the following vote:

AYES:_____ NAYES:_____ ABSTAIN:_____ ABSENT:_____

I hereby attest and certify that the foregoing Resolution was body adopted by the City Council of the City of Los Angeles at its meeting held on XXX

_____ _____

CITY CLERK DATE

CITY OF LOS ANGELES

(SEAL)